

EPC

Commercial Energy Performance Certificate

**Suite 6 Cedar Court
Havens Head Business Park
Milford Haven**

Hakin

**Pembrokeshire
SA73 3LS**



bullock
consulting • certification

consulting

- Building Services Design
- Energy & Water Audits
- Renewable Energy Design & Advice
- Code for Sustainable Homes Calculations
- BREEAM Calculations

certification

- SAP
- SBEM
- Code for Sustainable Homes
- Energy Performance Certificates
- Display Energy Certificates
- Dynamic Thermal Modelling

efficiency by design

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EPC

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August 2023

Job Number:- CEPC230753

Bullock Consulting Engineers are members of the C.I.B.S.E Low Carbon Consultants register.

CIBSE registered Low Carbon Consultants have the expertise and qualification to provide services relating to Part L. This new register developed by CIBSE and supported by the Carbon Trust trains and examines professionals in the construction industry to design and operate to Part L standards and beyond.

LCCs use robust and auditable checking methods to ensure compliance under Part L and beyond and cover all five criteria in the approved documents, not just the national calculation method in isolation.

As a Building Control Officer you can accept information from a Low Carbon Consultant with confidence in its accuracy because:

They have passed a rigorous examination covering the requirements of Part L of the Building Regulations

- They use specific auditable checking procedures to establish Part L compliance
- Their work will be monitored by CIBSE
- They have signed and operate to a code of conduct that requires them to work only within their sphere of professional competence
- They are undertaking further training as a condition of remaining on the Register

Energy performance certificate (EPC)

Suite 6
Cedar Court
Havens Head Business Park
Hakin
MILFORD HAVEN
SA73 3LS

Energy rating

D

Valid until: **31 August 2033**

Certificate number: **9166-9077-8841-6914-1932**

Property type

B1 Offices and Workshop businesses

Total floor area

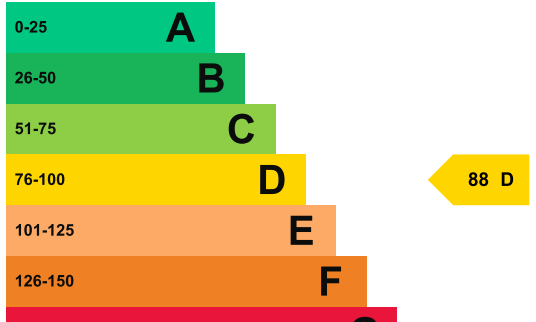
63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

Under 0 **A+** is current energy rating is D.
Net zero CO2



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

37 B

If typical of the existing stock

123 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	77.63
Primary energy use (kWh/m ² per year)	459

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1632-7085-0748-8536-6022\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Bullock
Telephone	01646 689289
Email	richard@bullockconsulting.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028254
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bullock Consulting Ltd
Employer address	Bridge Innovation Centre, Pembroke Dock, SA72 6UN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 August 2023
Date of certificate	1 September 2023

Energy performance certificate (EPC) recommendation report

Suite 6
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Hakin
MILFORD HAVEN
SA73 3LS

Report number
1632-7085-0748-8536-6022

Valid until
31 August 2033

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/9166-9077-8841-6914-1932\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add local temperature control to the heating system.	Low
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	1 September 2023
Total useful floor area	63 square metres
Building environment	Air Conditioning
Calculation tool	IES Ltd, Virtual Environment, v7.0.22, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Paul Bullock
Telephone	01646 689289
Email	richard@bullockconsulting.co.uk

Employer's name	Bullock Consulting Ltd
Employer's address	Bridge Innovation Centre, Pembroke Dock, SA72 6UN
Assessor ID	EES/028254
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related reports for this property.